

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Leonard & Helen R. Stulman, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off street parking residential zone.

DATE 12/14/80
FILED 12/14/80
BY [Signature]
ZONING COMMISSIONER
BALTIMORE COUNTY

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Leonard Stulman
Helen R. Stulman Legal Owner
Address: 1147 Donnington Circle
Towson, Maryland 21204
W. Lee Harrison
Petitioner's Attorney
Address: 308 West Joppa Road
Towson, MD 21204 828-1335

ORDERED By the Zoning Commissioner of Baltimore County, this 13th day of November, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of December, 1980, at 10:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING

DATE 12/14/80
BY [Signature]
ZONING COMMISSIONER
BALTIMORE COUNTY

- Medical or dental offices and clinics shall be limited to the first floor of the office building.
- The location, size, type, and determination of a suitable outfall for the pipe(s) to be laid in the fifty foot drainage and utility easement shall be as required by the Department of Public Works.
- Clement Avenue shall be terminated as indicated in the comments submitted by the Department of Public Works, dated December 23, 1980, and shall not be used as a means of ingress or egress to or from the parking area.

Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

[Signature]
Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Leonard & Helen R. Stulman, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 232.1 (303.2) to permit a front yard setback of 10' in lieu of the required average setback of 34'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Both practical difficulty and extreme hardship exist because of the irregular shape of the property and the existence of a 50' wide drainage easement of Baltimore County which runs through the property.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Leonard Stulman
Helen R. Stulman Legal Owner
Address: 1147 Donnington Circle
Towson, Maryland 21204
W. Lee Harrison
Petitioner's Attorney
Address: 308 West Joppa Road
Towson, MD 21204 828-1335

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of November, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of December, 1980, at 10:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING

DATE 12/14/80
BY [Signature]
ZONING COMMISSIONER
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: [Blank]
SUBJECT: Petition No. 81-123-ASPH Item 42

Petition for Variance and Special Hearing
Northwest side of Clement Avenue, 400 feet Northeast of Joppa Road
Petitioner: Leonard Stulman, et ux

Ninth District

HEARING: Tuesday, December 16, 1980 (10:30 A.M.)

It is this office's opinion that the subject petition should be denied. The parking lot is an intrusion into an established residential area and is proposed to be served via a residential street.

NEG:JGH:ab

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 8, 1980

COUNTY OFFICE BLDG.
113 W. Chesapeake Ave.
Towson, Maryland 21204

600
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

W. Lee Harrison, Esquire
308 West Joppa Road
Towson, Maryland 21204

RE: Item No. 42
Petitioner - Leonard Stulman, et ux
Variance Petition and
Special Hearing Petition

Dear Mr. Harrison:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject of this petition is a vacant piece of property having frontage on both the east side of Waltham Woods Road and the west side of Clement Avenue north of Joppa Road in the 9th Election District. Adjacent properties are improved with a restaurant and shopping center to the southwest and west, while individual homes and an apartment complex exist to the south, east and north, respectively.

The Variance is required as a result of your clients' proposal to construct an office building in the B.L. zoned portion of this site closer to the front property line than permitted, while the Special Hearing is required to construct an accessory parking area adjacent to the proposed structure in the D.E. 16 zoned portion of this site.

In view of the fact that revised site plans, incorporating the comments from the Bureau of Engineering, were submitted, I scheduled the petition for a hearing. However, it should be noted that the parking spaces shown in the southeast corner of this site do not meet our standards, and therefore, must be deleted from this plan. This can be done at the hearing. In addition, particular attention should be afforded to the comments of the Office of Current Planning and those of the Department of Permits and Licenses.

In conversation with your engineer, Mr. Dick Smith, he indicated that at the time of the scheduled hearing he would submit verification that the subject property, which was originally used in calculating

Item No. 42
Variance Petition and
Special Hearing Petition
December 8, 1980

the density for the existing apartment complex to the north, is not necessary to support this existing number of apartments. This should be clearly presented and discussed at the scheduled hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEG:bcc

Enclosures

cc: Kidd Consultants, Inc.
1020 Crownell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The special hearing seeks approval of business parking in a residential (D.R.16) zone and is predicated upon construction of a three-story office building, a permitted use under Section 230.6 of the Baltimore County Zoning Regulations, on a portion of the subject site zoned B.L.-C.S.A., which contains 0.2204 of an acre.
2. The portion of the subject site proposed for business parking consists of 0.4969 of an acre and is burdened by an existing fifty foot drainage and utility easement, as shown on the site plan prepared by Kidde Consultants, Inc., revised November 3, 1980, and marked Petitioners' Exhibit 2, which the Petitioners testified is to be closed and piped to a suitable outfall, thereby creating available area for parking to serve the office building.
3. Section 409.2.b(5) of the aforementioned regulations requires one parking space for each 300 square feet of total ground floor area and one for each 500 square feet of total area of upper floors, except for medical or dental offices and clinics, which, under Section 409.2.b(4), requires one parking space for each 300 square feet of total floor area irrespective of the floor level.
4. Section 409.4 provides for parking in residence zones by issuance of a permit "...for parking areas to meet the requirements of the foregoing schedule..." (Section 409.2.b). Interpretation of the zoning regulations has determined that business or industrial parking is precluded in "transition areas" as defined in Section 1B01.1.B.1.a. The D.R.16 Zone, in which the parking is proposed, does not come within the definition of the transition area and, therefore, is a proper area for consideration to be given for parking therein, particularly in view of the fifty foot drainage and utility easement traversing the site.
5. To approve business parking in the D.R.16 Zone, under and pursuant to Section 409.4, would be in strict harmony with the spirit and intent of the zoning regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April, 1981, that a use permit for business parking in a residential (D.R.16) zone, in accordance with Petitioners' Exhibit 2, should be and the same is GRANTED, from and

to the date of this Order, subject, however, to the following restrictions:

1. Parking in the D.R.16 Zone shall be limited to the tenants of the office building situated on the B.L. zoned portion of the subject site and shall be in compliance with the General Notes contained on the site plan marked Petitioners' Exhibit 2.
2. All parking shall be in strict conformity to the conditions contained in Section 409.4 of the Baltimore County Zoning Regulations.

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April, 1981, that the herein Petition for Variance to permit a front yard setback of ten feet in lieu of the required average setback of thirty-four feet, for the expressed purpose of constructing a three-story office building, in accordance with the site plan prepared by Kidde Consultants, Inc., revised November 3, 1980, and marked Petitioners' Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Hearing Order.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE

BY

ADMINISTRATIVE ASSISTANT



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 26, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #42 (1980-1981)
Property Owner: Leonard & Helen R. Stulman
NW/SE Clement Avenue 400' N/E of Joppa Road
Acres: 0.7173 Acres District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property is a portion of the apartment complex "Kenilworth at Perring Park", recorded O.T.G. 31, Folio 30. Baltimore County highway and utility improvements were constructed in connection with the apartment development per Public Works Agreements #96502 and #96511.

Highways:

Waltham Woods Road is an existing County road, improved as indicated; no further highway improvements are proposed at this time.

The roadway indicates us proposed access for the requested parking area is a private road. Clement Avenue, an existing public road was terminated and barricaded as indicated in connection with the development of the "Kenilworth at Perring Park" apartments. Clement Avenue is proposed to be improved in the future as a 30-foot close section roadway on a 50-foot right-of-way with standard type roadway termination if Clement Avenue is to remain a dead-end street. No vehicular access to this proposed office building and parking lot is to be provided from Clement Avenue. However, the entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #42 (1980-1981)
Property Owner: Leonard & Helen R. Stulman
Page 2
September 26, 1980

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Storm drains as required in connection with any further development of this property are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

As indicated, there is a public 12-inch water main in Waltham Woods Road and there is 8-inch public sanitary sewerage in Waltham Woods Road and within a 10-foot drainage and utility easement through this property. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements. During the course of construction on this property, protection must be afforded by the contractor for the sanitary sewerage and storm drains; any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: R. Morton
J. Wimbley
F. Koch
D. Grise
S. Bellestri

N-NE Key Sheet
38 NE 15 Pos. Sheet
NE 10 D Topo
71 Tax Map



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

September 3, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 42 - ZAC - August 26, 1980
Property Owner: Leonard & Helen R. Stulman
Location: NW/SE Clement Ave. 400' N/E of Joppa Road
Existing Zoning: BL & D.R. 16
Proposed Zoning: Special Hearing for off street parking in a residential zone variance to allow a front yard setback of 12' instead of the average of adjacent front yards.

Acres: 0.7173
District: 9th

Dear Mr. Hammond:

The proposed general office building can be expected to generate approximately 120 trips per day.

Very truly yours,

Michael S. Flanigan
Engineering Associate II

MSP/hmd



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

October 6, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #42, Zoning Advisory Committee Meeting, August 26, 1980, are as follows:

Property Owner: Leonard and Helen R. Stulman
Location: NW/SE Clement Avenue 400' N/E of Joppa Road
Acres: 0.7173 acres
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Details of the lighting, screening and landscaping should be shown on the site plan. The petitioner should save as many trees as possible.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH.
DEPUTY STATE & COUNTY HEALTH OFFICER

October 2, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #42, Zoning Advisory Committee meeting of August 26, 1980, are as follows:

Property Owner: Leonard & Helen R. Stulman
Location: NW/SE Clement Ave. 400' N/E of Joppa Road
BL & D.R. 16
Existing Zoning: Special Hearing for off street parking in a residential zone variance to allow a front yard setback of 12' instead of the average of adjacent front yards.
Proposed Zoning:

Acres: 0.7173
District: 9th

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

cc: Air Pollution



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

October 9, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Leonard & Helen R. Stulman

Location: NW/SE Clement Avenue 400' N/E of Joppa Road

Item No.: 42 Zoning Agenda: Meeting of Sept. 2, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle load and condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

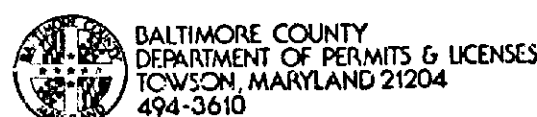
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
PLANNING GROUP FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

August 28, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #42 Zoning Advisory Committee Meeting, August 26, 1980
are as follows:

Property Owner: Leonard & Helen R. Stulman
Location: 400' NE of Joppa Road
Existing Zoning: BL & TR 16
Proposed Zoning: Special Hearing for off street parking in a residential zone
Variance to allow a front yard setback of 12' instead of the
average of adjacent front yards.

Acres: 0.7173
District: 9th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the
State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent
lot line shall be of one hour fire resistive construction, no openings permitted
within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction
is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code,
Section 10-1.
- G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required sets of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru
the services of a Registered Architect or Engineer certify to this
office, that, the structure for which a proposed change in use is proposed can
comply with the height/area requirements of Table 205 and the required construction
classification of Table 211.
- X I. Comments - An elevator for the Handicapped is required in three
story buildings. Show building access, handicapped signs,
curb cuts, etc., on plan.

NOTE: These comments reflect only on the information provided by the drawing
submitted to the office of Planning and Zoning and are not intended to
be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122
(Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burcham
Charles E. Burcham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: Sept. 2, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 26, 1980

RE: Item No: 38, 39, 40, 41, 42, 43,
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

NNP/bp



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

December 23, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #42 (1980-1981)
Property Owner: Leonard & Helen R. Stulman
N/WS Clement Avenue 400' N/E of Joppa Road
Acres: 0.7173 Acres District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this
office for review by the Zoning Advisory Committee in connection with the subject item.

The Highway Comments supplied September 26, 1980 for this Item 42 (1980-1981)
are amended only in regard to the future improvement of Clement Avenue.

Clement Avenue, an existing recorded street, now approximately 450 feet in
length, is proposed to be improved in the future as a 30-foot closed section
roadway on a minimum 40-foot right-of-way, with a standard type roadway termination
westerly of the present guard rail barricade.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: A. Jungers
J. Wimbly
P. Koch
L. Grise
S. Bellestri
J. Trenner

N-NE Key Sheet
38 NE 15 Pos. Sheet
NE 10 D Topo
71 Tax Map

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
NW/S of Clement Ave., 400'
NE of Joppa Rd., 9th District : OF BALTIMORE COUNTY

LEONARD STULMAN, et ux, : Case No. 81-123-ASPH
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County
Charter, I hereby enter my appearance in this proceeding. You are requested to notify
me of any hearing date or dates which may be now or hereafter designated therefore,
and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of December, 1980, a copy of the
aforegoing Order was mailed to W. Lee Harrison, Esquire, 306 W. Joppa Road, Towson,
Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 3, 1980

W. Lee Harrison, Esquire
306 W. Joppa Road
Towson, Maryland 21204

RE: Petition for Special Hearing and
Variance
NW/S Clement Ave., 400' NE Joppa Rd
Leonard Stulman, et ux
Case No. 81-123-SPHA

Dear Mr. Harrison:

This is to advise you that \$153.75 is due for advertising
and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

W. Lee Harrison, Esquire
306 W. Joppa Road
Towson, Maryland 21204

November 19, 1980

NOTICE OF HEARING

RE: Petition for Variance and Special Hearing
NW/S Clement Ave., 400' NE of Joppa Road
Leonard Stulman, et ux - Case No. 81-123-ASPH

TIME: 10:30 A.M.

DATE: Tuesday, December 16, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

KIDDE CONSULTANTS, INC.

Subsidiary of Walter Kidde & Company, Inc.

1020 CROMWELL BRIDGE ROAD
1385 MCCARD DRIVE
SUITE 102, UNIVERSITY OFFICE PLAZA

BALTIMORE, MARYLAND 21204
ROCKVILLE, MARYLAND 20850
NEWARK, DELAWARE 19702

DESIGN: DATE 12-15-80 SUBJECT: KENILWORTH AT PERRYING PARK 10.59178-A
CHECK: DATE: REVISED DENSITY CALCULATIONS SHEET 1 OF

- DENSITY TABULATION FROM RECORD PLAT 35-88 RECORDED
JUNE 6, 1978.
1. GROSS RA AREA (KENILWORTH C PERRYING PARK EAST & WEST) = 36.7745 AC.
 2. AREA OF STREETS & R/W'S (WITHIN RA ZONE) = 2.2671 ACES
 3. NET RA AREA (KENILWORTH C PERRYING PARK EAST & WEST) = 28.5074 AC.
 4. ALLOWABLE GROSS DENSITY (18 x 36.7745) = 662 UNITS
 5. ALLOWABLE NET DENSITY (20 x 28.5074) = 570 UNITS
 6. PERMITTED NO. OF UNITS (KENILWORTH C PERRYING PARK EAST & WEST) = 570 UNITS
 7. NUMBER OF UNITS BUILT OR UNDER CONSTRUCTION
 - a. KENILWORTH C PERRYING PARK EAST (UNITS) = 234
 - b. KENILWORTH C PERRYING PARK WEST LOT #1 (UNITS) = 171 (BUILT OR UNDER CONSTRUCTION)
 - c. KENILWORTH C PERRYING PARK WEST LOT #2 (UNITS) = 70
 8. 2. TOTAL NUMBER OF UNITS, PREVIOUS SECTIONS = 475
 9. NUMBER OF UNITS THIS SECTION = 32
- * Two(2) ADDITIONAL UNITS PER ACES ALLOWABLE FOR A STORY BUILDING
(Bldg #18 KENILWORTH C P.P. WEST - LOT #1) PERMITTED IN BALTO. CO. ZONING
REGULATIONS SECTION 217.7

REVISED DENSITY CALCULATIONS
BASED UPON CURRENT REGULATIONS

GROSS AREA ZONED DRIC = 36.2776 AC. (36.7745 - 0.4969 AC. DRIC)
NUMBER OF DENSITY/DWELLING UNITS PERMITTED = 580
NUMBER OF DWELLING UNITS CONSTRUCTED

217 - 1 BR UNITS	= 162.75 DENSITY UNITS (217 x 0.75)
314 - 2 BR UNITS	= 314.00 DENSITY UNITS (314 x 1.00)
36 - 3 BR UNITS	= 54.00 DENSITY UNITS (36 x 1.5)

(TOTAL 567 LIVING (DWELLING) UNITS = 530.75 DENSITY UNITS

T. Roger Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

RE: Petitions for Special Hearing and
Variance
NW/S of Clement Avenue, 400' NE
of Joppa Road - 9th Election District
Leonard Stulman, et ux - Petitioners
NO. 81-123-SPHA (Item No. 2)

Dear Mr. Harrison:

I have this date passed my Orders in the above referenced matter in accord-
ance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. David Wayne Stinebaugh
8915 Clement Avenue
Baltimore, Maryland 21234

John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND		No. 093589	
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE December 24, 1980	ACCOUNT 01-562		
AMOUNT \$153.75			
RECEIVED Leonard Stulman			
FOR Adv. & Posting for Case No. 81-123-SPHA			
214 TRIC 29		153.75	
VALIDATION OR SIGNATURE OF CARRIER			

W. LEE HARRISON

Mr. Robert Morton
Director of Public Services
County Office Building
Towson, Maryland 21204

RE: Proposed Office Building -
Kenilworth at Perring Parkway

Dear Mr. Morton:

I enclose a photocopy of the comments of the Zoning Advisory Committee for your information.

I am advised by the engineers for Mr. Leonard Stulman that the Department of Public Services and the Bureau of Highways have agreed to a forty foot right-of-way width for Clement Avenue instead of the fifty foot width suggested in the comments. Mr. and Mrs. Stulman are willing to make the suggested land swap and the engineers have been instructed to prepare plats and descriptions for that purpose. The site plan submitted with a Zoning Application for off-street parking and a Variance has been amended and filed with the Zoning Commissioner's Office. The matter is now scheduled for hearing on December 16, 1980 at 10:30 a.m. and this letter is written to you to notify you of formal acceptance of the County's proposal for the modifications to Clement Avenue.

Very truly yours,

W. Lee Harrison

WLH:jdm

Enclosure

cc: Mr. Albert Jungers
Mr. Nicholas B. Commodari
Mr. Leonard Stulman
William E. Hammond, Esq.
Mr. George Lambros

EXHIBIT 3
PETITIONERS

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

Cable KIDDENGR
Telex 87769
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5512

DESCRIPTION

0.2204 ACRE PARCEL, SOUTHEAST SIDE OF WALTHAM WOODS ROAD, 460 FEET NORTHEAST OF JOPPA ROAD, "KENILWORTH AT PERRING PARK", BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR FRONT YARD VARIANCE.

Beginning at the point designated "1930" on the southeast side of Waltham Woods Road as shown on the plat of "Kenilworth at Perring Park" recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, page 30 and distant 460 feet, more or less, as measured northeasterly along said southeast side of Waltham Woods Road, from the northeast side of Joppa Road, said point also being on the drainage and utility easement as shown on said plat, running thence binding on the southeast side of said Waltham Woods Road two courses (1) north-easterly by a curve to the right with a radius of 660.00 feet, the arc distance of 56.44 feet, the chord of said arc being N 52° 53' 37" E 56.43 feet and (2) N 55° 20' 35" E 63.00 feet to the southwest side of the existing Macadam Drive, thence binding thereon (3) S 43° 49' 10" E 83.93 feet to a point on the Baltimore County "BL" zoning line, thence binding on said zoning line (4) S 30° 43' 35" W 59.96 feet to the north side of said drainage and utility easement, thence binding on said north side two courses (5) northwesterly by a line curving to the right with a radius of 275.00 feet, the arc distance of 123.36 feet, the chord of said arc being N 72° 07' 28" W 122.33 feet, and (6) N 59° 16' 25" W 9.17 feet to the place of beginning.

Containing 0.2204 of an acre of land.

RMB:ejm

J.O. 01-59178-A

W.O. 27769-X

ENGINEERS • ARCHITECTS • PLANNERS



KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

Cable KIDDENGR
Telex 87769
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5512

DESCRIPTION

0.4969 ACRE PARCEL, 84 FEET SOUTHEAST OF WALTHAM WOODS ROAD, 400 FEET NORTHEAST OF JOPPA ROAD, "KENILWORTH AT PERRING PARK", BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR PARKING PERMIT IN A DR-16 ZONE.

Beginning at the point designated "1889" on the northwest side of Clement Avenue, 30 feet wide, as shown on the plat of the "Resubdivision of a portion of Kenilworth at Perring Park" recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, Page 30, said point being distant 400 feet more or less, as measured northeasterly along the northwest side of said Clement Avenue, from the northeast side of Joppa Road, running thence binding on the outlines of Clement Avenue as widened and shown on said plat two courses: (1) N 58° 55' 00" W 25.00 feet and (2) S 31° 05' 00" W 54.00 feet to a point on the southwest outline of the land as shown on said plat, thence binding thereon (3) N 58° 55' 00" W 122.99 feet, thence binding on the northwest outline of said land and continuing said line (4) N 30° 43' 35" E 85.33 feet to the north side of the 50 foot drainage and utility easement as shown on said plat and as shown on the plat of "Kenilworth at Perring Park" recorded among said Land Records in Plat Book O.T.G. 31, Page 30, thence binding on said easement (5) westerly by a curve to the right with a radius of 275.00 feet, the arc distance of 8.85 feet, the chord of said arc being N 65° 53' 55" W 8.85 feet to a point on the Baltimore County "DR-16" zoning line, thence binding thereon (6) N 30° 43' 35" E 59.96 feet to the southwest side of an existing Macadam Drive leading to Waltham Woods Road, thence binding thereon two courses: (7) southeasterly by a curve to the

ENGINEERS • ARCHITECTS • PLANNERS

Item #42 (1980-1981)
Property Owner: Leonard & Helen R. Stulman
Page 2
September 26, 1980

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Storm drains as required in connection with any further development of this property are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

As indicated, there is a public 12-inch water main in Waltham Woods Road and there is an 8-inch public sanitary sewerage in Waltham Woods Road and within a 10-foot drainage and utility easement through this property. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements. During the course of construction on this property, protection must be afforded by the contractor for the sanitary sewerage and storm drains; any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: R. Norton
J. Wimbley
P. Koch
D. Grise
S. Bollestri

19 NE Key Sheet
19 NE 15 Pos. Sheet
19 NE 13 D Topo
11 Tax Map

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

Page 2.

left with a radius of 107.00 feet the arc distance of 97.04 feet, the chord of said arc being S 69° 48' 07" E 93.75 feet, and (8) N 84° 13' 00" E 27.55 feet, thence binding on the northwest side of said Clement Avenue, four courses: (9) southeasterly by a curve to the right with a radius of 10.00 feet, the arc distance of 15.71 feet, the chord of said arc being S 50° 47' 07" E 14.14 feet, (10) S 05° 47' 00" E 36.79 feet, (11) southerly by a curve to the right with a radius of 43.00 feet, the arc distance of 13.83 feet, the chord of said arc being S 02° 28' 15" W 13.78 feet, and (12) S 31° 05' 00" W 77.98 feet to the place of beginning.

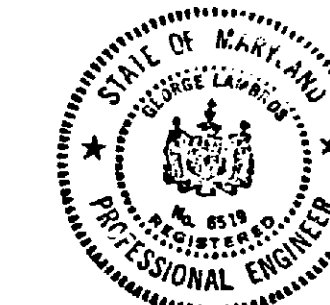
Containing 0.4969 of an acre of land.

RWB:rv

J.O. 01-59178A

July 29, 1980

W.O. 27769X



PETITION FOR VARIANCE AND SPECIAL HEARING
9th District

ZONING: Petition for Variance and Special Hearing
LOCATION: Northwest side of Clement Avenue, 400 feet Northeast of Joppa Road
DATE & TIME: Tuesday, December 16, 1980 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 10 feet in lieu of the required average setback of 34 feet and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone

The Zoning Regulation to be excepted as follows:

Section 232.1 (303.2) - Area Regulations and Front Yard Depths in Residence and Business Zones

All that parcel of land in the Ninth District of Baltimore County

Being the property of Leonard Stulman, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, December 16, 1980 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 11/12/80
Posted for: Petition Special Hearing - Variance
Petitioner: Leonard Stulman, et ux
Location of property: NW 1/4 Clement Ave., 400' NE of Joppa Rd.
Location of Signs: Two - facing Clement Ave. & two - facing Waltham Woods Rd.
Remarks: None
Posted by: William E. Hammond Signature Date of return: 12/15/80
Number of Signs: 4

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: JT	Revised Plans: Change in outline or description Yes									
Previous case: 76-242A 77-215A	Map #									
76-210A										

gibbel bee

Petition for
Variance and
Special Hearing
9th District
Zoning: Petition for
Variance and Special
Hearing
Location: Northwest side
of Clement Avenue, 400 feet
northwest of Joppa road.
Date & Time: Tuesday,
December 16, 1980 at 10:30
A.M.
Public Hearing: Room
106, County Office
Building, 111 W. W.
Chesapeake Avenue,
Towson, Maryland.
The Zoning Commission of Baltimore
County, by authority of the
Zoning Act and Regulations of Baltimore
County, will hold a public
hearing on the following:
Petition for Variance to
permit a front yard setback
of 10 feet in lieu of the
required average setback
of 24 feet and Special
Hearing under Section
500.7 of the Zoning
Regulations of Baltimore
County, to determine
whether or not the Zoning
Commissioner and/or
Deputy Zoning
Commissioner should
approve off-street parking
in a residential zone.
The Zoning Regulations
to be excepted as follows:
Section 500.7 (303.2)
Area: Regulations and
Front Yard Setbacks in
Residence and Business
Zones.
All that parcel of land in
the Ninth District of
Baltimore County 0.2204
acre parcel, southeast side
of Waltham Woods road,
460 feet northeast of Joppa
road, "Kenilworth at
Perring Park," Baltimore
County, Maryland.
This description is for
front yard variance.
Beginning at the point
designated "1630" on the
southeast side of Waltham
Woods road as shown on
the plat of "Kenilworth at
Perring Park" recorded
among the Land Records of
Baltimore County in Plat
Book O.T.G. 31, page 30
and distant 430 feet, more
or less, as measured
northeasterly along said
southeast side of Waltham
Woods road, from the
northeast side of Joppa
road, said point also being
on the drainage and utility
easement as shown on said
plat, "Kenilworth at
Perring Park," thence
binding on the southeast
side of said Waltham
Woods road two courses (1)
northeasterly by a curve to
the right with a radius of
680.00 feet, the arc
distance of 58.44 feet, the

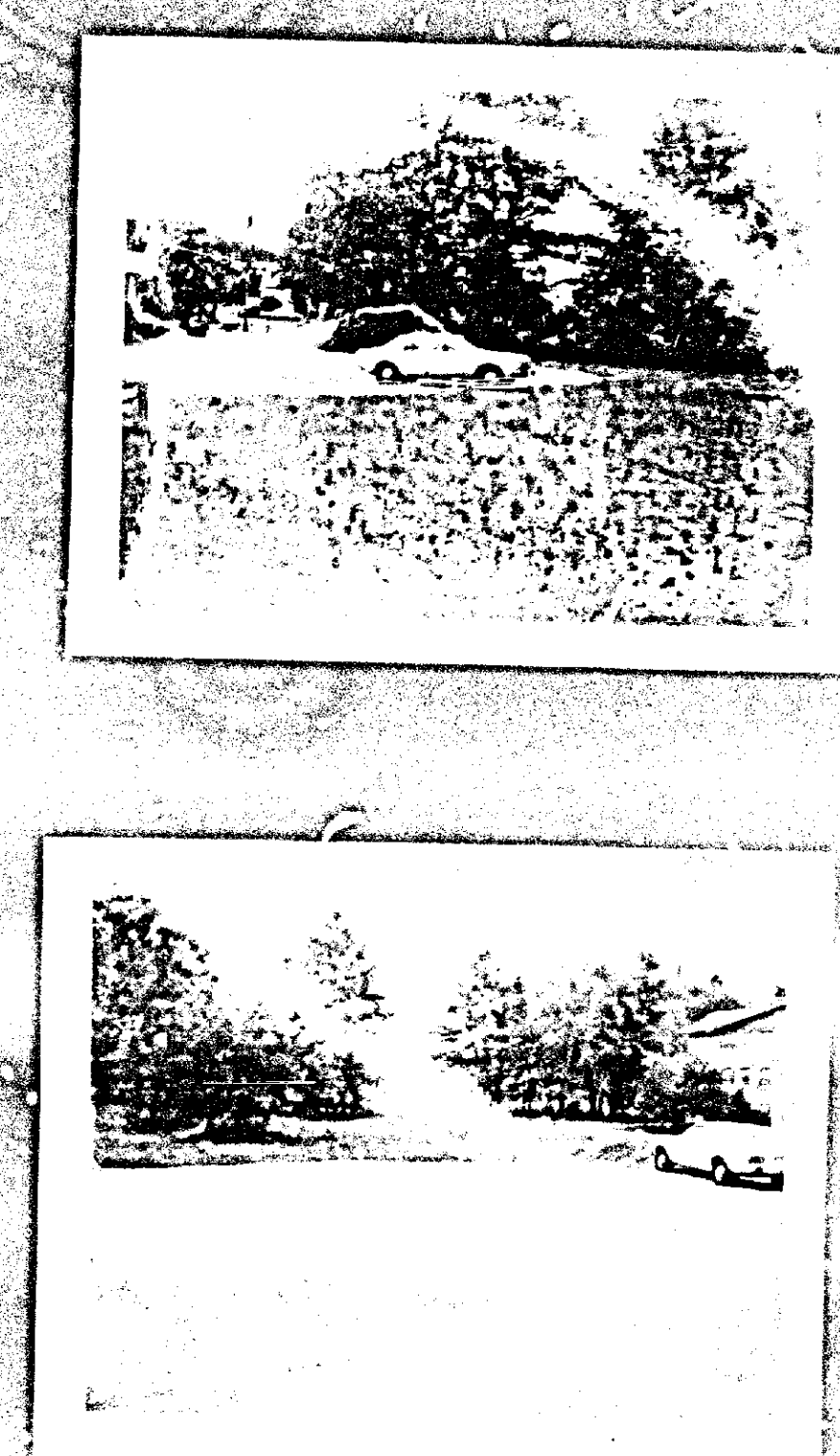
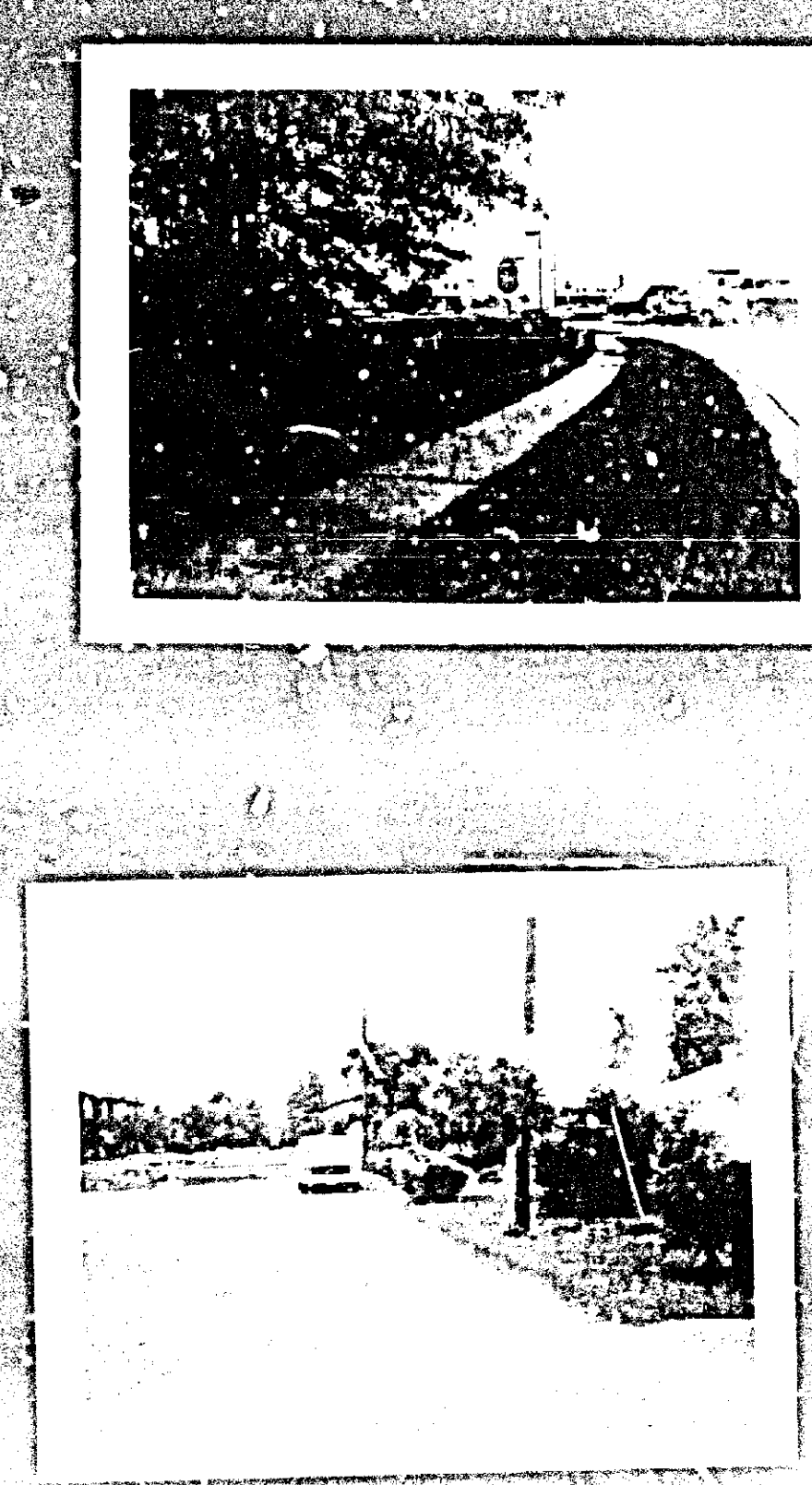
chord of said curve being N
82° 59' 25" E 58.44 feet and
(2) N 82° 59' 25" E 68.00
feet to the southeast side
of the existing Macadam
Drive, thence binding thereon
(3) S 43° 49' 10" E
58.93 feet to a point on the
Baltimore County "BL" zoning
line, thence binding on said
zoning line (4) S 80° 43' 35"
W 59.96 feet to the north side
of said drainage and utility
easement, thence binding on
said easement (5) northwesterly
by a curve to the right with a
radius of 123.56 feet, the arc
distance of 123.56 feet, the
chord of said arc being N 12°
07' 28" W 123.56 feet, and
(6) N 59° 16' 25" W 9.17 feet to
the place of beginning.
Containing 0.2204 of an acre of
land.
0.4969 acre parcel, 84
feet southeast of Waltham
Woods road, 400 feet
northeast of Joppa road,
"Kenilworth at Perring
Park," Baltimore County,
Maryland.
This description is for
parking permit in a DR-16
zone.
Beginning at the point
designated "1889" on the
northwest side of Clement
Avenue, 30 feet wide, as
shown on the plat of the
"Resubdivision of a portion
of Kenilworth at Perring
Park," recorded among the
Land Records of Baltimore
County in Plat Book O.T.G.
C1, page 60, said point
being distant 400 feet more
or less, as measured
northeasterly along the
northwest side of said
Clement Avenue, from the
northeast side of Joppa
road, running thence
binding on the outline of
Clement Avenue as widened
and shown on said plat two
courses: (1) N 88° 55' 00" W
25.00 feet and (2) S 81° 05'
00" W 64.00 feet to a point
on the southwest outline of
the land as shown on said
plat, thence binding thereon
(3) N 88° 55' 00" W 122.99
feet, thence binding on the
northwest outline of said
land and continuing said
line (4) N 30° 43' 35" E
55.33 feet to the north side
of the 50 foot drainage and
utility easement as shown
on said plat and as shown
on the plat of "Kenilworth
at Perring Park" recorded
among said Land Records
in Plat Book O.T.G. 31,
page 30, thence binding on
said easement (5) westerly
by a curve to the right with
a radius of 275.00 feet, the
arc distance of 8.86 feet, the
chord of said arc being N
88° 55' 55" W 8.86 feet to
the place of beginning.
Containing 0.2204 of an acre of
land.
Being the property of
Leonard Stulman, et ux, as
shown on plat plan filed
with the Zoning Department.
Hearing Date: Tuesday,
December 16, 1980
at 10:30 A.M.
Public Hearing: Room
106, County Office
Building, 111 W. W.
Chesapeake Avenue,
Towson, Maryland.
BY ORDER OF
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

The Essex Times
Md., Nov. 27 1980
This is to Certify, That the annexed
Petition
Printed in The Essex Times, a newspaper
and published in Baltimore County, once in
successive
before the 27th day of
November, 1980
Publisher.

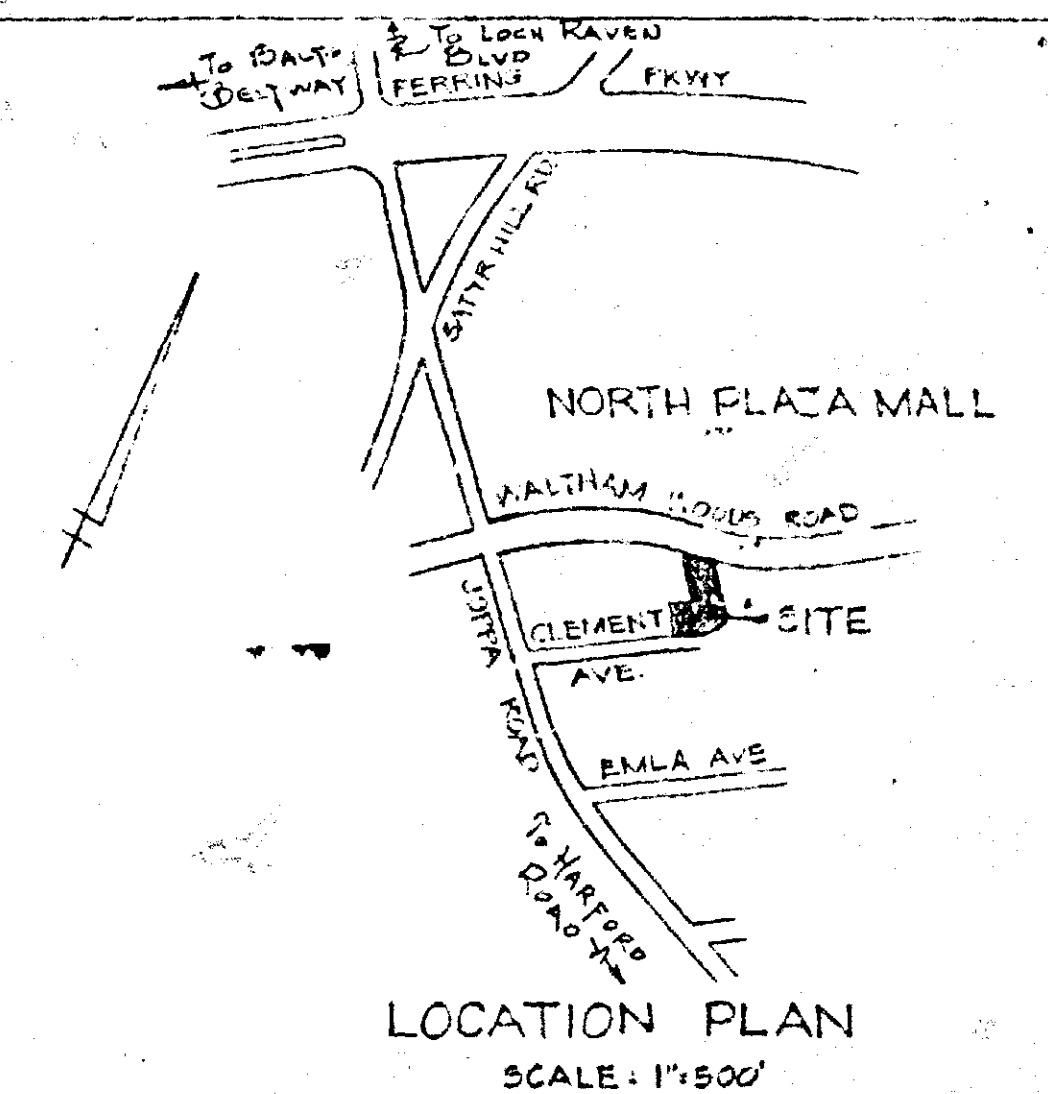
PETITION FOR VARIANCE AND
SPECIAL HEARING
9th DISTRICT
ZONING: Petition for Variance and
Special Hearing
Location: Northwest side
of Clement Avenue, 400 feet
northwest of Joppa Road.
Date & Time: Tuesday, December
16, 1980 at 10:30 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commission of Baltimore
County, by authority of the
Zoning Act and Regulations of
Baltimore County, will hold a public
hearing on the following:
Petition for Variance to permit
front yard setback of 10 feet in lieu
of the required average setback of
24 feet and Special Hearing under
Section 500.7 of the Zoning
Regulations of Baltimore County,
to determine whether or not the
Zoning Commissioner and/or Deputy
Zoning Commissioner should
approve off-street parking in a
residential zone.
The Zoning Regulations to be
excepted as follows:
Section 500.7 (303.2) Area: Regulations
and Front Yard Setbacks in Residence
and Business Zones.
All that parcel of land in the
Ninth District of Baltimore County
0.2204 acre parcel, southeast side
of Waltham Woods Road, 460 feet
northeast of Joppa Road, "Kenilworth
at Perring Park," Baltimore County,
Maryland.
This description is for front yard
variance.
Beginning at the point designated
"1630" on the southeast side of
Waltham Woods Road as shown on
the plat of "Kenilworth at Perring
Park," recorded among the Land
Records of Baltimore County in
Plat Book O.T.G. 31, page 30 and
distant 430 feet, more or less, as
measured northeasterly along
southeast side of Waltham Woods
Road, from the northeast side of
Joppa Road, said point also being
on the drainage and utility
easement as shown on said plat,
thence binding on the southeast
side of said Waltham Woods Road
two courses: (1) northeasterly
by a curve to the right with a
radius of 680.00 feet, the arc
distance of 58.44 feet, the chord of
said arc being N 82° 59' 25" E 58.44
feet and (2) N 82° 59' 25" E 68.00
feet to the southeast side of the
existing Macadam Drive, thence
binding thereon (3) S 43° 49' 10" E
58.93 feet to a point on the
Baltimore County "BL" zoning line,
thence binding on said zoning line
(4) S 80° 43' 35" W 59.96 feet to the
north side of said drainage and
utility easement, thence binding
on said easement (5) northwesterly
by a curve to the right with a
radius of 123.56 feet, the arc
distance of 123.56 feet, the chord
of said arc being N 12° 07' 28" W
123.56 feet, and (6) N 59° 16' 25" W
9.17 feet to the place of beginning.
Containing 0.2204 of an acre of
land.
0.4969 Acre Parcel, 84 feet
southeast of Waltham Woods Road,
400 feet northeast of Joppa Road,
"Kenilworth at Perring Park,"
Baltimore County, Maryland.
This description is for parking
permit in a DR-16 zone.
Beginning at the point designated
"1889" on the northwest side of
Clement Avenue, 30 feet wide, as
shown on the plat of the "Resubdivision
of a portion of Kenilworth at
Perring Park," recorded among the
Land Records of Baltimore County
in Plat Book O.T.G. 31, page 60,
said point being distant 400 feet
more or less, as measured
northeasterly along the northwest
side of said Clement Avenue, from
the northeast side of Joppa Road,
running thence binding on the
outline of Clement Avenue as
widened and shown on said plat
two courses: (1) N 88° 55' 00" W
25.00 feet and (2) S 81° 05' 00" W
64.00 feet to a point on the
southwest outline of the land as
shown on said plat, thence binding
thereon (3) N 88° 55' 00" W 122.99
feet, thence binding on the
northwest outline of said land
and continuing said line (4) N 30°
43' 35" E 55.33 feet to the north
side of the 50 foot drainage and
utility easement as shown on said
plat and as shown on the plat of
"Kenilworth at Perring Park,"
recorded among said Land Records
in Plat Book O.T.G. 31, page 30,
thence binding on said easement
(5) westerly by a curve to the right
with a radius of 275.00 feet, the
arc distance of 8.86 feet, the chord
of said arc being N 88° 55' 55" W
8.86 feet to the place of beginning.
Containing 0.2204 of an acre of
land.
Being the property of Leonard
Stulman, et ux, as shown on plat
plan filed with the Zoning
Department.
Hearing Date: Tuesday, December
16, 1980 at 10:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Nov. 27, 1980

CERTIFICATE OF PUBLICATION
TOWSON, MD., November 27, 1980
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~xxxxxx~~
of ~~one time~~ before the 16th
day of December, 1980, the first publication
appearing on the 27th day of November
1980.
THE JEFFERSONIAN,
L. Lusk Smith
Manager.
Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received this 15th day of August, 1980.*
Filing Fee \$25.00 Received: ☒ Check
☐ Cash
☐ Other
William E. Hammond, Zoning Commissioner
Petitioner Leonard + Helen R. Stulman Submitted by Kathleen O. Buckner
Petitioner's Attorney W. Lee Harrison Reviewed by J. L. H. H.
*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE November 19, 1980 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM Harrison & Harrison
FOR Filing Fee for Case No. 81-123-ASPH
267-544 19 250024
VALIDATION OR SIGNATURE OF CASHIER



GENERAL NOTES

1. AREA OF PROPERTY EQUALS 0.7173 ACRES
2. EXISTING ZONING OF PROPERTY "DL" (0.2204 AC)
"DRIG" (0.4969 AC)
3. EXISTING USE OF PROPERTY "VACANT LAND"
4. PROPOSED ZONING OF PROPERTY "BL WITH YARD VARIANCES"
"DRIG WITH PARKING PERMIT"
5. PROPOSED USE OF PROPERTY "PROFESSIONAL OFFICES"
6. OFF-STREET PARKING DATA:
A. AREA OF GROUND FLOOR 2300 SQ FT. REQUIRING 11 SPACES (1500^{sq})
B. AREA OF UPPER FLOORS 5600 SQ FT. REQUIRING 14 SPACES (1500^{sq})
C. TOTAL SPACES REQUIRED = 25
D. TOTAL SPACES PROPOSED = 43
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 803.2 OF THE ZONING REGULATIONS (AVERAGE DISTANCE OF ADJACENT FRONT YARDS) TO ALLOW A FRONT YARD SETBACK OF 10' INSTEAD OF THE AVERAGE REQUIRED OF 34' (A VARIANCE OF 24' 24").

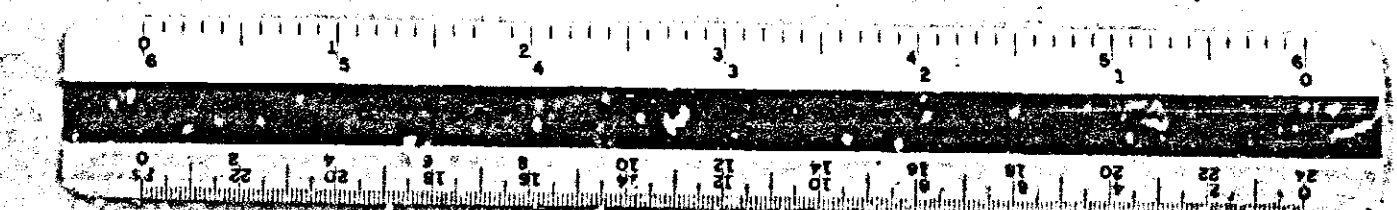
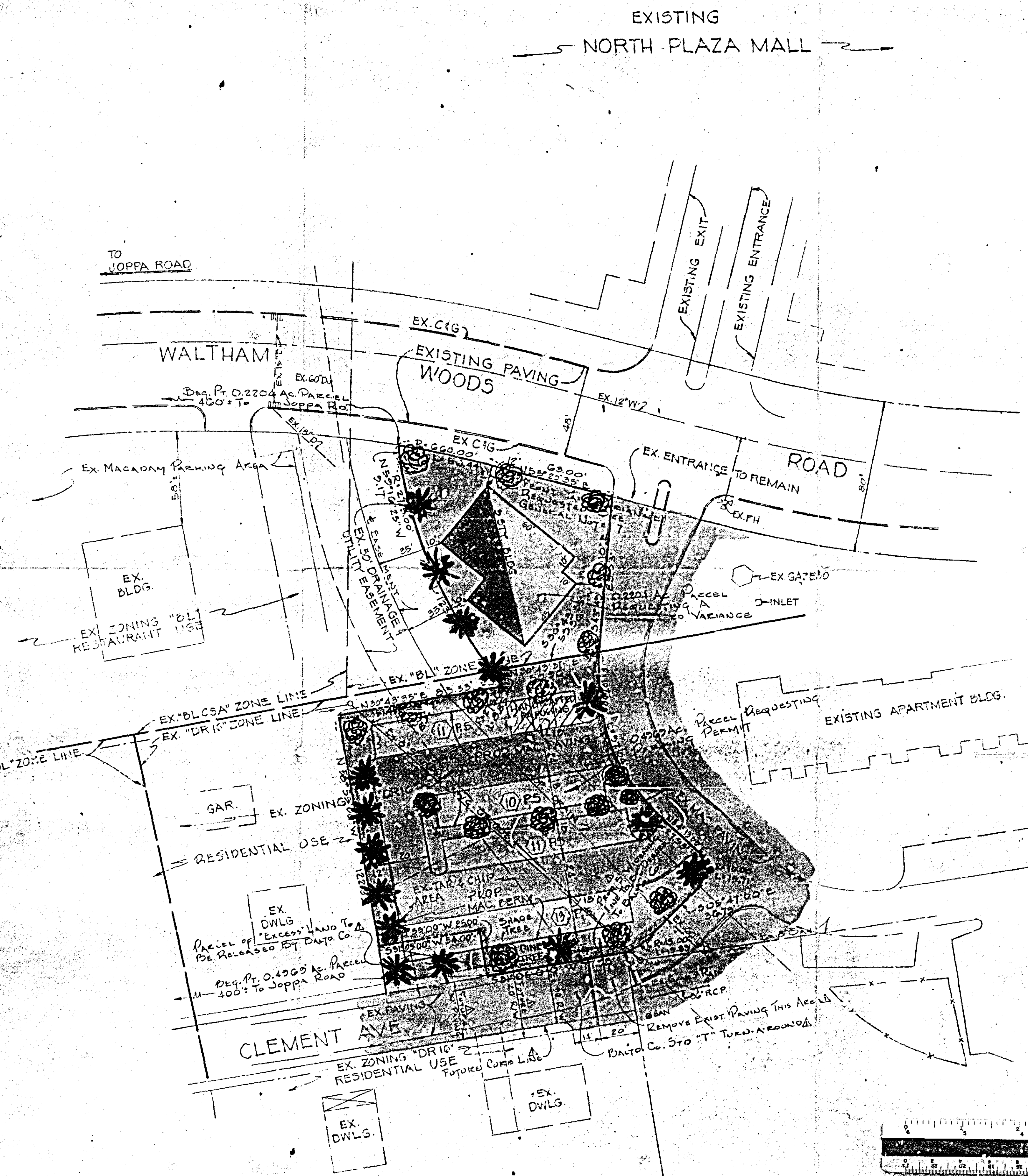
OFF-STREET PARKING IN A RESIDENTIAL ZONE

1. ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA
2. NO LOADING OR UNLOADING WILL OCCUR EXCEPT AS REQUIRED TO MOVE TENANTS
3. LIGHTING (IF REQUIRED) WILL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES. LIGHT POLES WILL BE NOT MORE THAN 14' HIGH. LIGHTING WILL BE USED DURING HOURS OF POOR VISIBILITY AND ONLY DURING THE EVENING HOURS WHEN OFFICES WOULD BE OPEN
4. PARKING AREA WILL BE PAVED AND PROPERLY DRAINED
5. PARKING AREA WILL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES AND WILL BE LANDSCAPED
6. HOURS OF OPERATION WILL BE NORMALLY FROM 7:00AM TO 3:30 PM.

PETITIONER'S
EXHIBIT #2
81-123-SPHA

PLAT TO ACCOMPANY PETITION
FOR
PARKING PERMIT IN A RESIDENTIAL ZONE
AND A
VARIANCE TO THE AVERAGE FRONT YARD SETBACK
VICINITY
8900 BLOCK WALTHAM WOODS ROAD

ELECTION DISTRICT 9
SCALE: 1"=50'
BALTIMORE COUNTY, MARYLAND
DATE: JULY 22, 1990
REVISED: Nov. 3, 1990

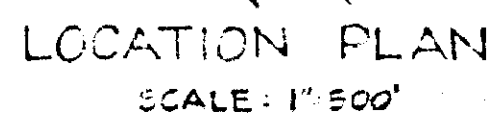


1	Revised Gen Note G(10) & 11, New Parking Vis. Clement Ave; Added 'T' Turn-Around & Widening For Clement Ave	11-3-80
2	Revision	DATE



KIDDE
KIDDE CONSULTANTS, INC.
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
81-123-SPHA

NORTH PLAZA MALL



GENERAL NOTES

1. AREA OF PROPERTY EQUALS = 0.7173 ACRES
2. EXISTING ZONING OF PROPERTY "DL" (0.2204 AC)
1" DR10" (0.4966 AC)
3. EXISTING USE OF PROPERTY "VACANT LAND"
4. PROPOSED ZONING OF PROPERTY "BL WITH YARD VARIANCES"
1" DR 10 WITH PARKING PERMIT
5. PROPOSED USE OF PROPERTY "PROFESSIONAL OFFICES"
6. OFF-STREET PARKING DATA:
 - A. AREA OF GROUND FLOOR = 3300 SQ FT. REQUIRING 115 SPACES (1/3000')
 - B. AREA OF UPPER FLOORS = 3300 SQ FT. REQUIRING 115 SPACES (1/3000')
 - C. TOTAL SPACES REQUIRED = 23
 - D. TOTAL SPACES PROPOSED = 40
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 803.2 OF THE ZONING REGULATIONS (AVERAGE DISTANCE OF ADJACENT FRONT YARDS) TO ALLOW A FRONT YARD SETBACK OF 15' INSTEAD OF THE AVERAGE REQUIRED OF 34' (A VARIANCE OF 22')

OFF-STREET PARKING IN A RESIDENTIAL ZONE

1. ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA
2. NO LOADING OR UNLOADING WILL OCCUR EXCEPT AS REQUIRED TO MOVE TENANTS
3. LIGHTING (IF REQUIRED) WILL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES. LIGHT POLES WILL BE NOT MORE THAN 14' HIGH. LIGHTING WILL BE USED DURING HOURS OF POOR VISIBILITY AND ONLY DURING THE EVENING HOURS WHEN OFFICES WOULD BE OPEN
4. PARKING AREA WILL BE PAVED AND PROPERLY DRAINED
5. PARKING AREA WILL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES AND WILL BE LANDSCAPED
6. HOURS OF OPERATION WILL BE NORMALLY FROM 7:00AM TO 3:30 PM.

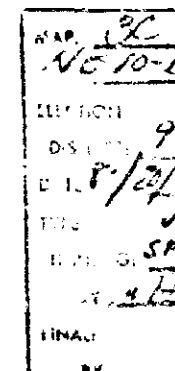
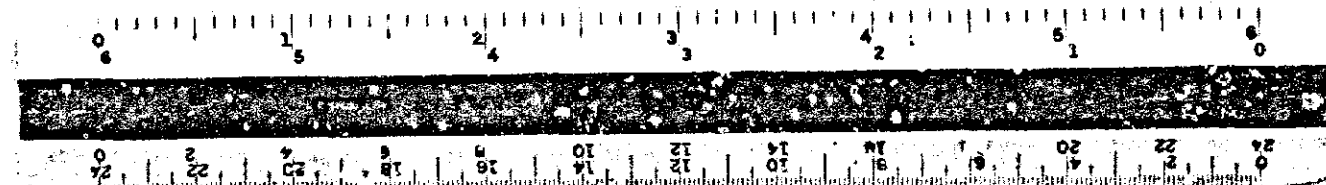
PLAT TO ACCOMPANY PETITION
FOR
PARKING PERMIT IN A RESIDENTIAL ZONE
AND A
VARIANCE TO THE AVERAGE FRONT YARD SETBACK
VICINITY
8900 BLOCK WALTHAM WOODS ROAD

ELECTION DISTRICT 8
SCALE: 1"=30'

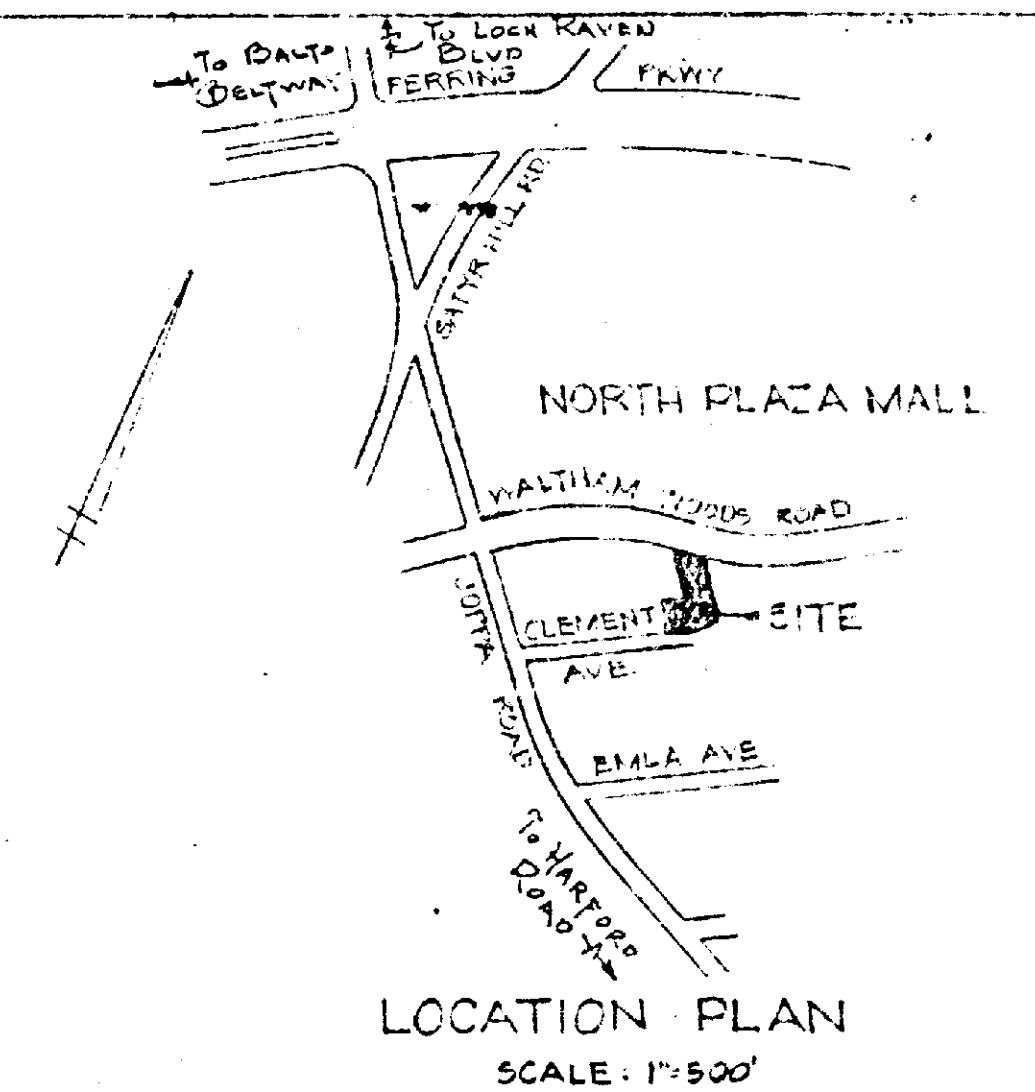
BALTIMORE COUNTY, MARYLAND
DATE: JULY 22, 1990



KIDDE
KIDDE CONSULTANTS, INC.
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204



EXISTING
NORTH PLAZA MALL



GENERAL NOTES

1. AREA OF PROPERTY EQUALS = 0.7173 ACRES
2. EXISTING ZONING OF PROPERTY "BL" (0.2204 AC)
"DR10" (0.4969 AC)
3. EXISTING USE OF PROPERTY "VACANT LAND"
4. PROPOSED ZONING OF PROPERTY "BL WITH YARD VARIANCES"
"DR10 WITH PARKING PERMIT"
5. PROPOSED USE OF PROPERTY "PROFESSIONAL OFFICES"
6. OFF-STREET PARKING DATA:
A. AREA OF GROUND FLOOR = 3300 SQ. FT. REQUIRING 11 SPACES (1/3000)
B. AREA OF UPPER FLOORS = 3600 SQ. FT. REQUIRING 14 SPACES (1/5000)
C. TOTAL SPACES REQUIRED = 25
D. TOTAL SPACES PROPOSED = 49
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 3032 OF THE ZONING REGULATIONS (AVERAGE DISTANCE OF ADJACENT FRONT YARDS) TO ALLOW A FRONT YARD SETBACK OF 10' INSTEAD OF THE AVERAGE REQUIRED OF 34' (A VARIANCE OF 24').

OFF-STREET PARKING IN A RESIDENTIAL ZONE

1. ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA
2. NO LOADING OR UNLOADING WILL OCCUR EXCEPT AS REQUIRED TO MOVE TENANTS
3. LIGHTING (IF REQUIRED) WILL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES. LIGHT POLES WILL BE NOT MORE THAN 14' HIGH. LIGHTING WILL BE USED DURING HOURS OF POOR VISIBILITY AND ONLY DURING THE EVENING HOURS WHEN OFFICES WOULD BE OPEN
4. PARKING AREA WILL BE PAVED AND PROPERLY DRAINED
5. PARKING AREA WILL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES AND WILL BE LANDSCAPED
6. HOURS OF OPERATION WILL BE NORMALLY FROM 7:00AM TO 3:30 PM.

PLAT TO ACCOMPANY PETITION
FOR
PARKING PERMIT IN A RESIDENTIAL ZONE
AND A
VARIANCE TO THE AVERAGE FRONT YARD SETBACK
VICINITY
8900 BLOCK WALTHAM WOODS ROAD

ELECTION DISTRICT 9
SCALE: 1"=50'

BALTIMORE COUNTY, MARYLAND
DATE: JULY 22, 1990
REVISED: Nov 3, 1990

NOV 11, 1990

REVISED PLANS
JPM #42

50175A



KIDDE
KIDDE CONSULTANTS, INC.
1020 CROMWELL BLVD. SUITE 200
BALTIMORE, MARYLAND 21204

Revised Gen Note G(1) & T, Revised Parking Vic. Clement Ave; Added "T" Turn-around & Moving For Clement Ave	11-17-90
REVISION	DATE

